

NATIONAL EXCHANGE BANK AND TRUST

Plaintiff,

vs.

Case No. 15-CV-625

Code No.: 30404

Foreclosure of Mortgage

NILES W. BRAUNSCHWEIG and
BARBARA L. BRAUNSCHWEIG, his wife,
TSB BANK, AGRI-LAND CO-OP,
THE GOLF CLUB AT CAMELOT, INC.
UNITED COOPERATIVE
TOWN OF LOMIRA,
and
DODGE COUNTY CLERK OF CIRCUIT COURT

Defendants.

NOTICE OF SHERIFF'S SALE

By virtue of a Judgment made in the above-entitled action on the 8th day of June, 2016, I will sell at public auction in the Dodge County Courthouse, 124 West Street, Juneau, WI 53039, on June 14, 2017, all of the following described premises:

A parcel of land in the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and in the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 13, Township 13 North of Range 17 East, Town of Lomira, Dodge County, Wisconsin, more particularly described as follows:
Commencing at the Northeast corner of said Section 13; thence North 89 degrees 15 minutes West, along the North line of Section 13, and the centerline of Super Drive, a distance of 709.05 feet to the point of real beginning; thence continuing North 89 degrees 15 minutes West, along said North line a distance of 577.05 feet to the West line of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 13; thence South 1 degree 53 minutes West, along said West line and the West line of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 13, a distance of 1635.10 feet; thence North 82 degrees 23 minutes 30 seconds East, a distance of 594.07 feet; thence North 1 degree 33 minutes 45 seconds East on a line 66.00 feet Westerly from and parallel to the East line of the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$, a distance of 1548.47 feet to the point of real beginning. (W183 Super Drive, Lomira, WI 53048)

TERMS OF SALE: CASH.

DOWN PAYMENT:

10% of amount bid by cash or cashier's check due at time of sale. Balance of purchase price must be paid within ten (10) business days after confirmation of the sale.

This property is sold "as is" subject to all legal encumbrances and any outstanding and accruing real estate taxes, special assessments, and penalties and interest, if any. Upon confirmation of the sale by the Court, purchaser will be required to pay all recording fees, transfer fees, and, if desired, the cost of title evidence.

Dated this 14 day of April, 2017.

A handwritten signature in dark ink, appearing to read "Dale J. Schmidt", written over a horizontal line.

Dale J. Schmidt
Sheriff of Dodge County, WI

Fortune Law Office, S.C.
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(920-929-6599)
Attorneys for Plaintiff.